

**ORDINANCE NO. 20210826-099**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5700 GROVER AVENUE AND 5612 ROOSEVELT AVENUE IN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT (TRACT 1) AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT (TRACT 2) TO MULTIFAMILY RESIDENCE HIGHEST DENSITY - CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district (Tract 1) and multifamily residence medium density-neighborhood plan (MF-3-NP) combining district (Tract 2) to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0019, on file at the Housing and Planning Department, as follows:

Tract 1:

3.807 acres of land (approximately 165,821 square feet), more or less, out of the T.J. Chambers Survey, Abstract No. 7, in Travis County, Texas, being all of a 3.81 acre tract conveyed to Family Sports, Inc., in an Assumption Deed recorded in Volume 7964, Page 193, Deed Records of Travis County, Texas, said 3.807 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

0.329 acre of land (approximately 14,320 square feet), more or less, out of the T.J. Chambers Survey, Abstract No. 7, in Travis County, Texas, being all of that property described as the westerly 184.1 feet of Lot 10, Block 15 of BROADACRES, a subdivision in Travis County, Texas, recorded in Book 3, Page 135, Plat Records of Travis County, Texas, said 0.329 acre being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (Tract 1 and Tract 2 are cumulatively referred to as the "Property"),

locally known as 5700 Grover Avenue and 5612 Roosevelt Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- (A) Development of the Property is limited to 300 dwelling units.
- (B) A 6-foot high solid fence shall be provided and maintained along the west property line.
- (C) The following applies to Tract 1 of the Property:
  - 1. The maximum height of a building or structure shall not exceed 45 feet and 4 stories.
  - 2. A 40-foot wide building setback shall be established and maintained along the west property line where the Property abuts a residential property.
- (D) The following applies to Tract 2 of the Property:
  - 1. The maximum height of a building or structure shall not exceed 35 feet and 3 stories.
  - 2. Development of the Tract is limited to 20 dwelling units.
  - 3. Development may not exceed an impervious coverage of 65%.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) base district and other applicable requirements of the City Code.

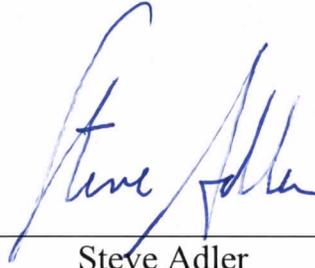
**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040513-33A that established zoning for the Brentwood Neighborhood Plan.

**PART 5.** This ordinance takes effect on September 6, 2021.

**PASSED AND APPROVED**

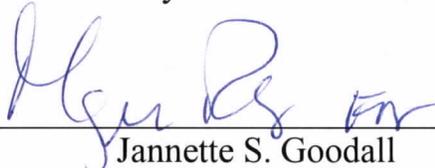
\_\_\_\_\_ August 26 \_\_\_\_\_, 2021

§  
§  
§



\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** Anne L. Morgan **ATTEST:**  
Anne L. Morgan *by*  
City Attorney

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**3.807 ACRES**

**T.J. CHAMBERS SURVEY, ABSTRACT 7  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3.807 ACRES OF LAND (APPROXIMATELY 165,821 SQ. FT.) MORE OR LESS, OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.81 ACRE TRACT, CONVEYED BY C.H. CARPENTER AND WIFE REBA CARPENTER TO FAMILY SPORTS, INC. IN ASSUMPTION DEED DATED JANUARY 14, 1983, RECORDED IN VOLUME 7964, PAGE 193, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.807 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch rebar found in the westerly right-of-way line of Grover Ave (a variable width, dedicated public right-of-way) for the southeasterly corner hereof, same being the northeasterly corner of Lot 1 Block 16, Broadacres, a subdivision of recorded in Book 3, Page 135 of the Plat Records of Travis County, Texas;

**THENCE** along the southwesterly line of said 3.81 acre tract and the northeasterly line of said Broadacres, North 62°30'01" West passing at a distance of 186.74 feet a 1/2-inch rebar found for the northwest corner of said Lot 1, Block 16, same being the northeast terminus of Roosevelt Avenue (50' R.O.W.), continuing for a total distance of 236.76 feet to a 1/2-inch rebar with a "CHAPARRAL BOUNDARY" cap set for the northwest terminus of said Roosevelt Avenue, same being the northeast corner of the westerly 184.1 feet of Lot 10, Block 15 of said Broadacres from which a 1/2-inch rebar found for the southeast corner of said westerly 184.1 feet of Lot 10, Block 15 bears South 27°11'41" West, a distance of 77.39 feet;

**THENCE**, North 62°24'54" West, with the common line of said westerly 184.10 feet of Lot 10, Block 15 and said called 3.81 acre tract, a distance of 184.60 feet to a 1/2-inch rebar found for the northwesterly corner of said westerly 184.10 feet of Lot 10, Block 15, same being the northeasterly corner of Lot 1A, Resubdivision of Lot 1 and 2, Block 15, Broadacres, a subdivision recorded in Volume 52, Page 27 of the Plat Records of Travis County, Texas from which a 1/2-inch rebar found for the southwesterly corner of said westerly 184.1 feet of Lot 10, Block 15 bears South 27°11'41" West, a distance of 77.39 feet;

**THENCE** North 62°42'39" West, with the common line of said called 3.81 acre tract and said Lot 1A, a distance of 50.33 feet to a 1/2-inch rebar found for the southwesterly corner of said called 3.81 acre tract, same being the southeasterly corner of Wilder Addition Section 1, a subdivision of record in Book 5, Page 19 of the Plat Records of Travis County, Texas;

**THENCE** North 27°30'39" East, with the common line of said called 3.81 acre tract and said Wilder Addition Section 1, a distance of 352.99 feet to a 1/2-inch iron pipe found for the northwesterly corner of said called 3.81 acre tract, same being the northeasterly corner of Lot 21 of said Wilder Addition Section 1, also being the southwesterly corner of Lot 1 Resubdivision of Lot 1, Wilder Addition Section 2 and Lots 13, 14, and 15 Wilder Section 1 a subdivision recorded in Document Number 201800202 of the Official Public Records of Travis County, Texas;

**THENCE** South 62°09'19" East, with the common line of said called 3.81 acre tract and said Lot 1, passing at a distance of 467.13 feet a 1/2-inch rebar with a "CHAPARRAL BOUNDARY" cap

found for the southeasterly corner of said Lot 1 and continuing a total distance of 471.98 feet to a ½" rebar with a "CHAPARRAL BOUNDARY" cap set for the northeasterly corner of said called 3.81 acre tract and being in the westerly right-of-way of said Grover Avenue, same being in a point of curvature for a curve to the left;

**THENCE** with the common line of said called 3.81 acre tract and said Grover Avenue, the following two (2) courses and distances:

1. With said curve to the left, having a radius of 624.27 feet, a delta angle of 2°03'06", an arc length of 22.35 feet, and a chord which bears South 28°32'27" West, a distance of 22.35 feet to a ½- rebar found, and
2. South 27°29'21" West, a distance of 327.89 feet to the **POINT OF BEGINNING**, containing 3.807 acres of land, more or less.

Surveyed on the ground July 23, 2020. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: 1665-001-TR 1

*Paul J. Flugel* 7-14-2021

Paul J. Flugel  
Registered Professional Land Surveyor  
State of Texas No. 5096  
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 3.807 ACRES OF LAND (APPROXIMATELY 165,821 SQ. FT.) MORE OR LESS, OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.81 ACRE TRACT CONVEYED BY C.H. CARPENTER AND WIFE REBA CARPENTER TO FAMILY SPORTS, INC. IN ASSUMPTION DEED DATED JANUARY 14, 1983, RECORDED IN VOLUME 7964, PAGE 193, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND	
●	1/2" REBAR FOUND
● <sup>CH</sup>	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
⊙	1/2" IRON PIPE FOUND
( )	RECORD INFORMATION

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	624.27'	2°03'06"	22.35'	S28°32'27"W	22.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°11'41"W	77.39'
L2	S26°58'50"W	77.89'
L3	N62°42'39"W	50.33'



*Paul J. Flugel*  
7-14-2021

DATE OF SURVEY: 07/23/2020  
 PLOT DATE: 07/14/2021  
 DRAWING NO.: 1665-001-TR 1  
 PROJECT NO.: 1665-001  
 T.B.P.E.L.S. FIRM NO. 10124500  
 DRAWN BY: RGH  
 SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1665-001-TR 1



LOT 1  
RESUBDIVISION OF LOT  
1, WILDER ADDITION  
SECTION 2, AND LOTS  
13, 14, AND 15, WILDER  
ADDITION SECTION 1  
(201800202)



1" = 100'

LOT 20  
LOT 21  
LOT 22  
WILDER ADDITION  
SECTION 1  
BOOK 5, PAGE 19  
LOT 23  
LOT 24  
LOT 25  
CITY OF AUSTIN  
(VOL. 694, PG. 307)

S62°09'19"E 471.98'  
467.13'

CH  
4.85'

**3.807 ACRES**  
(165,821 SQ. FT.)

FAMILY SPORTS INC.  
(3.81 ACRES)  
(VOL. 7964, PG. 193)

N27°30'39"E 352.99'

S27°29'21"W 327.89'  
GROVER AVE.  
(R.O.W. VARIES)

FAMILY SPORTS INC.  
(VOL. 12611, PG. 1008)  
FAMILY SPORTS INC.  
WEST 184.1 FEET OF  
LOT 10, BLOCK 15  
BROADACRES  
(VOL. 3, PG. 135)

LOT 1A  
RESUBDIVISION OF  
LOTS 1 & 2, BLOCK  
15,  
BROADACRES  
(VOL. 52, PG. 27)  
LOT 2A  
RESUBDIVISION OF  
LOTS 1 & 2,  
BLOCK 15,  
BROADACRES  
(VOL. 52, PG. 27)

N62°24'54"W 184.60'  
WEST 184.1 FEET  
LOT 11, BLOCK 15  
BROADACRES  
(VOL. 3, PG. 135)

50.03' 186.74'  
N62°30'01"W 236.76'  
LOT 1 & NORTH  
22.6 FEET OF LOT  
2, BLOCK 16  
BROADACRES  
(VOL. 3, PG. 135)

L1  
ROOSEVELT AVE.  
(50' R.O.W.)

P.O.B.



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**0.329 ACRE  
T.J. CHAMBERS SURVEY, ABSTRACT 7  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.329 ACRE OF LAND (APPROXIMATELY 14,320 SQ. FT.) MORE OR LESS, OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT PROPERTY DESCRIBED AS THE WESTERLY 184.1 FEET OF LOT 10, BLOCK 15, OF BROADACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 3, PAGE 135, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO FAMILY SPORTS, INC. IN GENERAL WARRANTY DEED DATED JANUARY 26, 1996, RECORDED IN VOLUME 12611, PAGE 1008, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.329 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch rebar found in the westerly right-of-way line of Grover Ave (a variable width, dedicated public right-of-way) for the southeasterly corner hereof, same being the northeasterly corner of Lot 1 Block 16, Broadacres, a subdivision of recorded in Book 3, Page 135 of the Plat Records of Travis County, Texas, also being the southeasterly corner of that certain 3.81 acre tract of land conveyed by Assumption Deed to Family Sports Inc. recorded in Volume 7964, Page 193 of the Deed Records of Travis County, Texas;

**THENCE** along the southwesterly line of said 3.81 acre tract and the northeasterly line of said Broadacres, North 62°30'01" West passing at a distance of 186.74 feet a 1/2-inch rebar found for the northwest corner of said Lot 1, Block 16, same being the northeast terminus of Roosevelt Avenue (50' R.O.W.), continuing for a total distance of 236.76 feet to a 1/2-inch rebar with a "CHAPARRAL BOUNDARY" cap set for the northwest terminus of said Roosevelt Avenue, same being the northeast corner of the said westerly 184.1 feet of Lot 10, Block 15;

**THENCE** South 27°11'41" West, with the common line of said Roosevelt Avenue and said westerly 184.1 feet of Lot 10, a distance of 77.39 feet to a 1/2-inch rebar found for the southeasterly corner of said west 184.10 feet, same being the northeasterly corner of the westerly 184.10 feet of Lot 11, Block 15 of said Broadacres;

**THENCE**, North 62°34'08" West, with the common line of said westerly 184.10 feet of Lot 10, Block 15 and said westerly 184.10 feet of Lot 11, Block 15, a distance of 184.30 feet to a 1/2-inch rebar found for the southwesterly corner of said westerly 184.10 feet of Lot 10, Block 15, same being the northwesterly corner of said 184.10 feet of Lot 11, Block 15, also being in the easterly line of Lot 1A, Resubdivision of Lot 1 and 2, Block 15, Broadacres, a subdivision recorded in Volume 52, Page 27 of the Plat Records of Travis County, Texas;

**THENCE** North 26°58'50" East, with the common line of said westerly 184.10 feet of Lot 10, Block 15 and said Lot 1A, a distance of 77.89 feet to a 1/2-inch rebar found for the northwesterly corner of said westerly 184.10 feet of Lot 10, Block 15 and the northeasterly corner of said Lot 1A, also being in the southwesterly line of said 3.81 acre tract from which a 1/2-inch rebar found for the southwesterly corner of said 3.81 acre tract bears North 62°42'39" West, a distance of 50.33 feet;

Exhibit B

**THENCE** South 62°24'54" East, with the common line of said westerly 184.10 feet of Lot 10, Block 15 and said 3.81 acre tract, a distance of 184.60 feet to the **POINT OF BEGINNING**, containing 0.329 acre of land, more or less.

Surveyed on the ground July 23, 2020. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: 1665-001-TR 2

*Paul J. Flugel 7-14-2021*  
Paul J. Flugel  
Registered Professional Land Surveyor  
State of Texas No. 5096  
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.329 ACRE OF LAND (APPROXIMATELY 14,320 SQ. FT.) MORE OR LESS, OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT PROPERTY DESCRIBED AS THE WESTERLY 184.1 FEET OF LOT 10, BLOCK 15, OF BROADACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 3, PAGE 135, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO FAMILY SPORTS, INC. IN GENERAL WARRANTY DEED DATED JANUARY 26, 1996, RECORDED IN VOLUME 12611, PAGE 1008, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ( ) RECORD INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	S27°11'41"W	77.39'
L2	N26°58'50"E	77.89'
L3	N62°42'39"W	50.33'



*Paul J. Flugel*  
7-14-2021

DATE OF SURVEY: 07/23/2020  
PLOT DATE: 07/14/2021  
DRAWING NO.: 1665-001-TR 2  
PROJECT NO.: 1665-001  
T.B.P.E.L.S. FIRM NO. 10124500  
DRAWN BY: RGH  
SHEET 1 OF 2

**Chaparral**

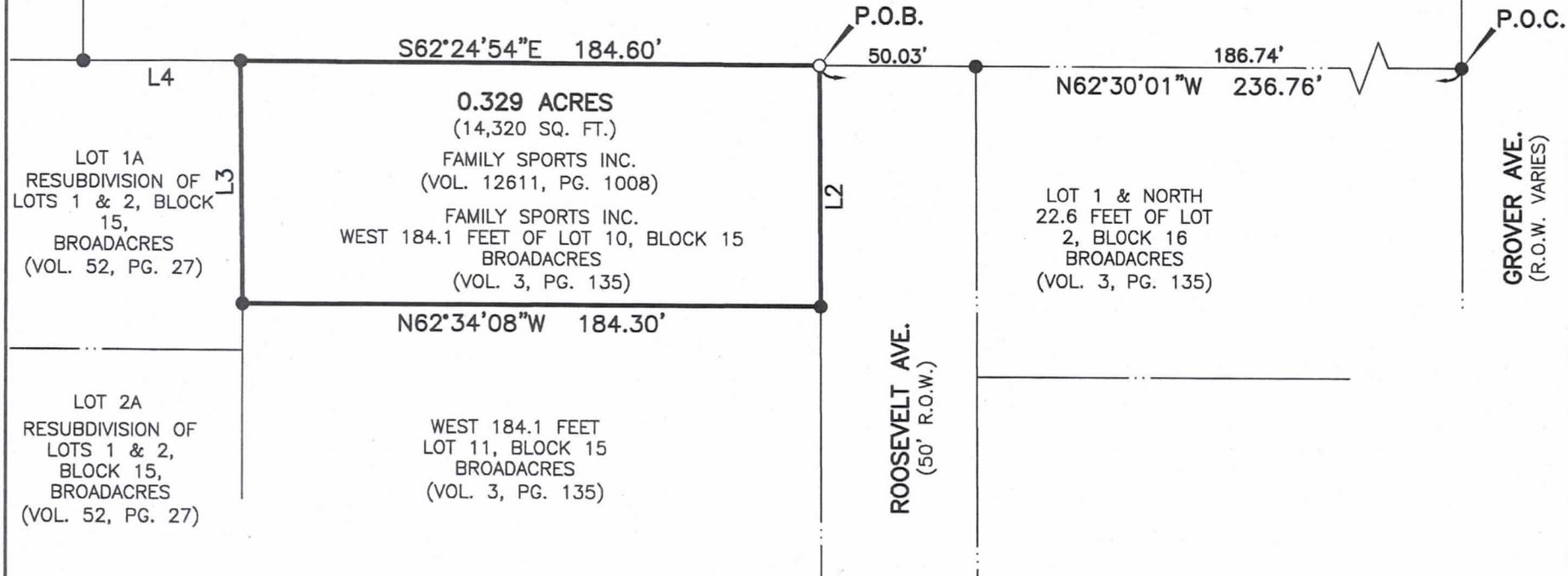
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

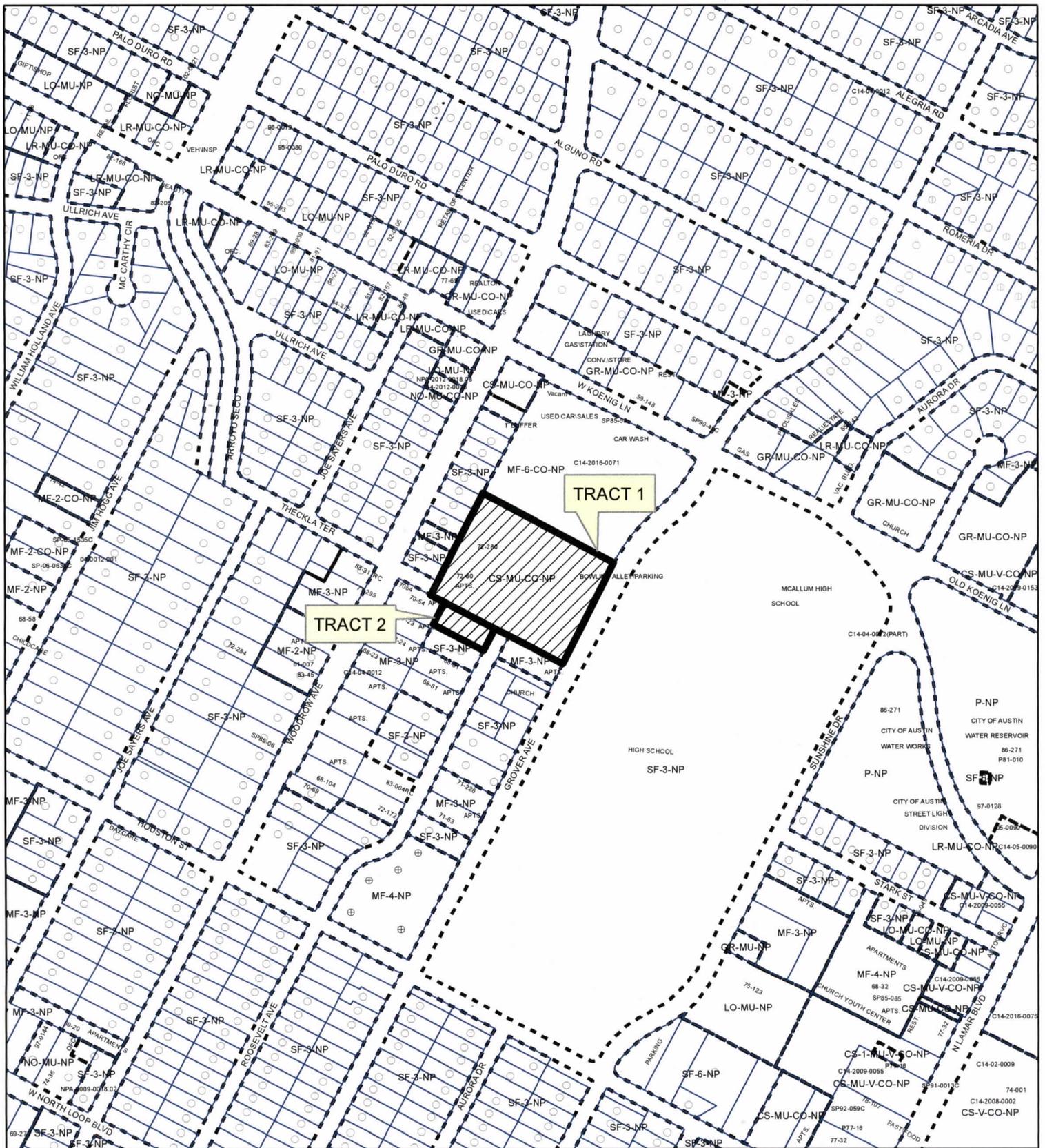
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1665-001-TR 2



1" = 50'

FAMILY SPORTS INC.  
(3.81 ACRES)  
(VOL. 7964, PG. 193)





TRACT 1

TRACT 2

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2021-0019

Exhibit C



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 6/7/2021